

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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TO: Honorable Chairman and  
Members of the Board of  
County Commissioners

DATE: 3/17/09 FILE: REA09-117

THRU: Bipin Parikh, P.E.  
Assistant County Administrator  
(Development Services)

SUBJECT: Agreement for Sale and Purchase  
of Interest in Property - Dowling F.  
Yon; Main Street Project; Project  
No. C10004.00; Parcel Nos. 132,  
133, 732, 733, 832, and 833;  
Section 04, Township 26 South,  
Range 16 East

FROM: James C. Widman, P.E.  
Engineering Services Director/  
County Engineer

REFERENCES: Comm. Dist. 4

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It is recommended that the data herein presented be given formal consideration by the Board of County Commissioners (BCC).

DESCRIPTION AND CONDITIONS:

The Pasco County Real Estate Division has received the following Agreement for Sale and Purchase of Interest in Property for the Main Street Project.

<u>Parcel Nos.</u>	<u>Owner</u>	<u>Appraised Value</u>	<u>Increase Amount</u>	<u>Agreement Amount</u>
132, 133, 732, 733, 832, and 833	Dowling F. Yon Post Office Box 454 New Port Richey FL 34656-0454	\$85,133.00	\$3,367.00	\$88,500.00
<u>Parcel ID Nos.</u> A Portion of 04-26-16-0130-00A00-0030 04-26-16-0130-00A00-0040				

An offer was made to the property owner for \$85,133.00 for all six parcels based on the original appraisal amounts. The owner countered at \$88,500.00. The Condemnation Review staff agreed.

Pasco County is responsible for the seller's cost. The cost includes the amount of \$603.88 for the title insurance policy.

ALTERNATIVES AND ANALYSIS:

1. Approve the attached Agreement for Sale and Purchase of Interest in Property.
2. Disapprove the agreement and continue to acquire the parcel through condemnation.
3. Discontinue the Main Street Project.

RECOMMENDATION AND FUNDING:

The Condemnation Review staff and the Engineering Services Department, Real Estate Division, recommend that the BCC approve Alternative No. 1, authorize the Chairman to execute the three original agreements provided, and direct the Board Records Department to distribute the agreements as follows: retain one original; two originals to the Real Estate Division; and one copy to the County Attorney, New Port Richey. It is further recommended that the Chairman direct the Clerk to issue a check in the amount of \$89,103.88, made payable to:

Master Title Service, Inc.  
Escrow Account  
6337 River Road  
New Port Richey, FL 34652  
Attention Mary Julian  
Telephone (727) 848-4909  
Federal ID No. 59-1857734

The check is to be held in the Clerk's Office in Dade City where the Real Estate Division will contact the property owner to set a closing date and time to comply with the Clerk's procedures.

Funding will be provided in Account No.: B300-820500-66126\002087 in the amount of \$89,103.88.

ATTACHMENTS:

1. Agreement for Sale and Purchase of Interest in Property (Three Originals)
2. Location Map

JCW/DJE/JLS/public/ai/area09117/01b